

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION
OCTOBER 15, 2003**

The special session of the Auburn City Planning Commission was called to order on October 15, 2003 at 6:30 p.m. by Chairman Nesbitt in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Hale, Manning, McCord, Smith, Chrm. Nesbitt

COMMISSIONERS ABSENT: None.

STAFF PRESENT: Will Wong, Community Development Director; Reg Murray, Associate Planner; Janet Ferro, Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: PLEDGE OF ALLEGIANCE

ITEM III: APPROVAL OF MINUTES

The minutes of September 29, 2003 were approved as presented.

ITEM IV: PUBLIC COMMENT

None.

ITEM V: PUBLIC HEARING ITEMS

- A. Ordinance Amendment for Design Review and Historic Preservation.** The City of Auburn proposes to revise the Zoning Ordinance by adopting a Design Review Ordinance and a Historic Preservation Ordinance, thereby replacing Article 8 (Design Control) of the current ordinance. The Design Review Ordinance clarifies the development procedures for the City and the Historic Preservation Ordinance pro-

vides for the protection of historic properties within the Historic Design Review District and establishes the procedures and responsibilities related to development within the district. The zoning Ordinance sections being amended include: 9-4.115; 9-4.3517; 9-4.(801-819); 9-4.1005; 9-4.1006, and 9-4.1009. *THIS ITEM WAS CONTINUED FROM THE PLANNING COMMISSION MEETING ON SEPTEMBER 29, 2003.*

Associate Planner Reg Murray gave the staff report. This is the second public hearing, at the first meeting the Commission directed staff to provide additional information on several topics. Staff has provided additional information on the following:

- Review of the Residential Design Guidelines
- Review of the residential provisions in the Historic Preservation Ordinance
- What were the criteria upon which the five outlying residential areas were chosen and why wasn't the Robie Point area included
- What are the pro's and con's of owning a historic building
- Identify what is suggested versus mandatory in the guidelines as they relate to the two ordinances
- What does a Historic Ordinance cover and what does it not cover
- Provide an outline as far as what is going to be covered in the Commission hearings:
 - Historic Single-family Residential Issues
 - Design Review Issues
 - Miscellaneous Ordinance Issues
 - Design Guideline Issues
- Provide additional public notice

Planner Murray noted that the first issue the Planning Commission wished to review was the new single-family residential design guidelines recommended by the Historic Task Force. The Task Force also identified five historic residential areas that are contiguous to the existing historic district and recommended that residential design review also apply to those areas. This public hearing was to hear from the public on this subject.

The public hearing was opened.

The following citizens spoke against the Commission including single-family residences in the historic district or in the five outlying areas delineated by staff:

Marie Veerkamp, 1324 High Street
Bill North, 123 Birdsall Street
Don Hulse, 216 Foresthill Avenue
Bob Snyder, 100 Marina Avenue
Katherine Collins, 186 Pine Street
Dave Albright, 201 Pleasant Avenue
William French, 100 Olive Street
Joann Rutter, 174 College Way
Chris Benson, 215 Huntley Avenue
David Vaughan, 274 Huntley Avenue
Paul Chamberlain, 390 Aeolia Avenue
Sue Santana, 246 Huntley Avenue
Carolyn Burns, 500 Sacramento Street
Shirley Bell, 435 Lincoln Way
Randy Dawson, 302 Aeolia Avenue
Larry Tracy, 195 Brewery Lane
Harvey Eisley, 12450 Leeds Drive, Auburn
Diane Knowland, 155 Hale Street
Tom Smith, 103 Knoll Street
Steve Pettigrew, 164 Tennis Way

The reasons given included:

Government intrusion, another layer of beaurocracy
Homeowners rights being chipped away
Additional fees would be imposed
Ordinance not necessary, we have enough laws
Sounds like a Homeowners Association
Unable to enforce such an ordinance
Appropriate in Old Town and Downtown, not in residential areas
Word "historical" is subjective, difficult to enforce an ordinance
Would encourage illegal construction
Would cost City in staff time, cost would be passed to homeowner
Don't want to have to obtain permission to make home improvements

Bridget Barnes, attorney representing California Association of Business Professional and Resource Owners (CABPRO). Commented on what she feels are the main issues: mandatory language in draft ordinance; neighborhood themes; and requiring easements if ordinance is implemented.

Betty Gadberry, 135 Colonial Way, member Historic Design Review Committee, was the only person to speak in favor of the proposed ordinance. She gave her reasons: To retain the charm and uniqueness of

Auburn and prevent older historic homes from being modernized or remodeled in a way not in keeping with their time of origin.

The public hearing was closed.

Comm. Smith stated he felt it would be helpful to have an advisory board of architects to assist people who have historic homes with remodeling that would be in keeping with the proper historic period.

Comm. McCord would like the City to develop an official register of historic structures that would be city-wide and voluntary.

Comm. Manning felt that there are not that many historic homes in Auburn and to impose these regulations on all homeowners seemed onerous and he was not in favor of his ordinance. He agreed with Comm. McCord, that an official register would be helpful to homeowners.

Comm. Hale felt that private property rights “trump” the ordinance. She had concerns on the affordability of restoring a residence to its original look, and felt imposing this ordinance would put too great a burden on the homeowner.

Chrm. Nesbitt also favored a voluntary program and felt it was important to create preservation easements for disclosure to a buyer upon sale.

Comm. McCord **MOVED** to have the City develop an official register of historic resources and that the process to consider the designation of individual cultural or historic resources may be initiated upon application of the owner of the property for which said designation is requested.

There was no second and the motion was no longer before the Commission.

Comm. McCord **MOVED** to recommend that the Council not support historic design review for single-family residences in the residential areas of the City of Auburn.

Comm. Manning **SECONDED**.

AYES: Hale, Manning, McCord, Smith, Chrm. Nesbitt

NOES: None.

ABSTAIN: None.

ABSENT: None.

The motion was approved.

The Commission will continue this public hearing to October 21, 2003 at which time they will address design review issues.

**ITEM VI: COMMUNITY DEVELOPMENT DEPARTMENT
FOLLOW-UP REPORTS**

A. City Council Meetings

Director Wong reviewed recent City Council meetings.

B. Future Planning Commission Meetings

The next Planning Commission meetings will be October 21, and November 4 and 18, 2003.

C. Reports

None

ITEM VII: PLANNING COMMISSION REPORTS

None.

ITEM VIII: FUTURE PLANNING COMMISSION AGENDA ITEMS

None.

ITEM IX: ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Secretary